

**City of Milpitas
Library Subcommittee Meeting
City Hall Committee Conference Room**

**Meeting Notes
Tuesday, October 25, 2005**

UNAPPROVED MEETING MINUTES

1. Flag Salute Mayor Esteves led the Committee in the Pledge of Allegiance.

2. Call to Order Mayor Esteves called the meeting to order at 5:30 p.m.

Attendance:

<i>City Council:</i>	Mayor Jose Esteves, Council Member Bob Livengood
<i>Staff:</i>	Mark Rogge, Greg Armendariz
<i>County Library Staff:</i>	Linda Arbaugh
<i>Group 4 Architecture:</i>	David Schnee, Dawn Merkes
<i>Chong Partners:</i>	Geoff Adams
<i>Swinerton</i>	Dennis Wong

3. Citizens Forum (remarks limit to 3 minutes):

- None

4. Announcements:

- There is a revision in the agenda from what was sent out on the East Parking Garage. We are going over the Cost Plan to wrap up the Schematic Design for the East Parking Garage. The way finding will be reviewed next time. Also, the next meeting is for Tuesday, November 22 and not November 29.

5. Approval of Agenda:

- The Committee approved the agenda with the changes that Mark Rogge mentioned.

6. Approval of Minutes – September 27, 2005

- The Committee approved the meeting minutes from the September 27, 2005 Library Subcommittee Meeting.

7. Progress Report

A. Library Design Development

- **100% Design Development Report**

- Staff is presenting the 100% Design Development and also the progress on the Garage and will be going over the Cost Plan for both the Library and the Garage. The Library Design Development is on schedule and still maintaining one month ahead of schedule. With the approval of the Subcommittee tonight, the 100% Design Development will be presented to the City Council on November 1, 2005. We have completed the Schematic Design for the East Parking Garage and will be seek approval from the Subcommittee.

- Staff presented the Committee with the Library Cost Plan at 50% Design Development and at 100% Design Development, with modest cost rise in the building project itself. Construction Cost index rose approximately 3% from 50% Design Development. The Cost Estimator is keeping an eye on the cost rise due to the natural events such as Hurricane Katrina.
- The Library Cost Plan is \$39 million. We are still within the Cost Plan for the project. Staff requested that Swinerton Management Consultant do an independent cost review for the Library, and their numbers are very similar to that of David Langdon, who did the cost review for Group 4. The difference between the two consultants is in the Project Soft Cost and Contingency, with a difference of 0.5 million, Swinerton being higher. When the first cost estimate was done by Group 4's estimator, they were a little over budget. Group 4 went through the design again to see where cost saving can be achieved to make sure we are staying within the Cost Plan. Tonight we see the revisions that have been made to effect the cost saving.
- Mark Rogge presented the Library's FF&E Cost Plan to the Committee. The total FF & E estimate is \$3,800,000.00. We are keeping an eye on the FF&E and we do expect that it will rise a little more as we detail this out, we have shown it going up another \$100,000.00 by bidding, which is still within our Cost Plan. Councilmember Livengood would like to know what the difference is between Library Furniture and Standard Furniture since it was listed as two separate items on the FF&E Cost Plan.
- Dawn Merkes, from Group 4 – Library Furniture is the traditional chairs, carrels and the study tables that come from library manufacturers. Within the Library there is various seating, the standard Furniture include lobby chairs, sofa, oversized chairs in reading areas and a family living room: side tables, lamps, sofa, within the Children's area. Basically, standard furniture is furniture that common to many buildings and library furniture is specially designed for library activities.
- Historical Photograph of the Milpitas Grammar School shows that the name, 'Milpitas Public Library' fits within the font and size lettering of the historical building main entrance. Also shown from record is what the front door looked like for the historical main entrance. Group 4 incorporated a design that married the old and the new together, bringing best of tradition and best of the new into one design. Group 4 incorporated the comments from various departments, i.e. Planning Department, Fire, Building, into the 100% Development. They have also updated Street Level view from various angles.
- Previously, Group 4 had planned to have a simple back and on the north side, however the plan has changed. They now realize that the first view many people have of the library is coming from Weller Lane from Abel. Although this is a private City driveway, it no longer a street, it is very visible.
- The way that the North and South Library wing related to the historic building is a very simple plaster color changes on the second story, keeping the line of the first floor. The roofing material has a metal roofing fascia. The historical Grammar School has a wall of glass on each side. Group 4 has uncovered the original glass; it will blend nicely with the new building. Another plan is to have a wood soffit with stain finishing; this is another cost saving to the project over metal. All the classrooms have been painted over time several times, there is one trim that was not painted over and still has its original finish. We will use the one trim as an example for new construction.
- Mayor Esteves - How strong is the roof? Dawn Merkes - The zinc fascia has a 50 years life. It does not rust and it is self-healing. The roof will be designed accordingly to the building code for this specific area.
- Mayor Esteves - Have we decided on the name of the Library? Mark Rogge –

The Facilities Naming Subcommittee decided that we should either name it, 'Milpitas Pubic Library' or 'Milpitas Community Library'. If the Committee decided to use the name, 'Milpitas Public Library', it will fit perfectly within the old lettering of, 'Milpitas Grammar School'.

- Staff is seeking the approval of the Library Design Development. Councilmember Livengood said, "It is good, I am fine with it." The Library Subcommittee approved the Library 100% Design Development. Staff will present it to the November 1st City Council.

B. Midtown Garages

- **Cost Plan**

- The material used for the garage is mainly concrete and steel. Therefore, the effective of Hurricane Katrina may have a major impact to the Parking Garage project. However, we are still within the cost plan for the garage. The breakdown of the Midtown East Parking Garage Cost Plan is \$12.5 million each for the Conceptual phase and a Schematic design. The Building cost also includes \$195,000 for photovoltaic (solar panels). Staff will be looking into getting rebates from the State of California for the photovoltaic.
- The concern from Mayor Esteves from last meeting was the visibility of the cars on the top floor from the street angle. Geoff Adam from Chong Partners addressed the concern with a series of graphics. Mayor Esteves wants to know what is the height of the wall.
- Chong Partners recommends that the barrier wall be at 3.5 feet, total is 2' concrete & 1.5' railing which is within the cost plan and it meets the standard requirements. The design barrier wall can be at 4 feet, however there is no gain other than cost. In order to completely cover the view of cars from all perspectives, a 10 feet barrier wall would need to be in place. That is not necessary; the standard parking barrier's main function is so that cars will not fall off. The view from Main Street looking at the library is a solid wall for the garage and fire separation columns, cars will not be visible. The grill along the barriers adds architecture elements and cost less then solid wall.
- Both Mayor Esteves and Councilmember Livengood expressed that they are fine with the East Parking Garage schematic design plan.

8. Temporary closure of Main Street from Weller to 237 off ramp

- The temporary closure of Main Street from Weller to 237 off ramp will provide safety for the public during construction. There will be several constructions activities include removing the old utilities and slabs and construction of new, along Main Street. Having the street temporarily closed would be best. The ideal is closing Main Street between Weller land and 237 off ramp. Staff is seeking approval from the committee to bring to Council for temporary closure of Main Street from Weller to 237 off ramp. Fire and police will still have full access.
- Councilmember Livengood raised concerns about full closure. Councilmember Livengood - Senior Housing will be completed first, how will people get there? Mark Rogge -When the Senior Housing completed, we will be able to open half of the street. There is all construction work on the east side of Main Street. Initially, there will be construction work on both sides of the street, therefore street closure provide the safety for all.
- Dennis Wong, from Swinerton Management, - I talked to the County and the Housing, there will be loading beams for the Senior Housing and it will be unsafe not to close it. Councilmember Livengood is concerned about the effect it has for local business within the area. Mark Rogge - We will have detour

plan. The detour will be in place and we will notify the public early.

- Councilmember Livengood – Even with the early notice business around the area will still be hurting.
- Mark Rogge – We will be doing business outreach when we plan the detour and it will be part of the business outreach. The detour plan can list the names of businesses within the area.
- Councilmember Livengood wants to wait to see the detour plan first before deciding on closing the street for two year. Greg Armendariz – We are going to look at the plan first to see if we can shorten the detour plan from 2 years to a few months. We also need to develop in our plans and specs what is expected from the contractor.
- Councilmember Livengood – The road closure will impact the bus line too. Mark Rogge – We did talk to VTA, the detour would also include bus lines. Councilmember Livengood wants the traffic people look at the impact the closure will have regarding traffic in the area.

Land Acquisition:

- Milpitas Transmission did not vacate the property within agreed upon time or by the given court ordered time. September 30th was their last date to vacate the property, however that did not happen, he did not move out until October 24th, that is 24 days late and it has an impact us. One of the requirement before Milpitas Transmission could vacate the property was to met the Fire Department code, that was not met and he needs to pay the City \$20,000 from a court judgment. His attorney assured use that the \$20,000 will be taken from the amount we will pay him.
- Due to the late vacation of Milpitas Transmission we are a little behind on our schedule. Mayor Esteves would like to know whether it has an impact on the whole schedule. Staff can't finish the building HAZMAT evaluation until we can enter the property and demolish the building. There are two tanks that need to be cleared. Since were unable to enter the property any evaluation is held up and will cause a delay.
- Mayor Esteves wants to know why there was a delay of vacating the property. Councilmember Livengood understood that property acquisitions were handled by the former City Manager. The former City Manager informed Councilmember Livengood and staff that it would be taken care of and vacation any property acquisition was to be done by January 2005. It did not happen. Staff was told not to work on the acquisition by the former City Manager. Staff brought the matter to the City Council as soon as possible after the former City Manager left.
- Staff will keep the Committee posted.

9. Other Business

- None

10. Set Next Meeting Date

- The next meeting is scheduled for Tuesday, November 22, 2005 at 6:00 p.m. at the Committee Meeting Room – City Hall.

10. Adjournment

- Meeting adjourned at 6:40 p.m.